

October 25, 2021

Green Hill Industries Private Limited
Kasturi Niwas, Punjabi Para
Siliguri

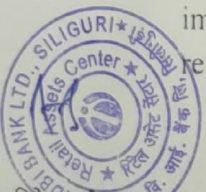
Ref. RAC/SILLIGURI/LEGAL CLEARANCE/ "MANAKAMNA 7", M/s
Shivshakti Lifespace"

Sub: All that piece or parcel of land measuring 2.48 Acre, appertaining to Plot No. 134 & 133 (R.S), 207 & 207 (New), recorded under khatian No- 44, 65 & 107 (Old), 749 (New), Situated within Mouza- Mahismari, J. L No- 47, Touzi No.- 91, Pargana- Patharghata, Under Champasari Gram Panchayant, P.S- Pradhan Nagar, Siliguri, Darjeeling.

Sir,

In reference to the aforesaid, we take pleasure on informing you that we have accepted your application for provisional clearance of the aforesaid project subject to the terms mentioned herein under:

1. The appraisal of this project enables the members who have booked flat in the project to apply for a loan from IDBI bank Ltd. The bank would assess the repayment capacity of each applicant according to its norms for granting a loan and further **the bank reserves the right to reject any application at any stage of processing** which does not fit for our norms.
2. It presumed that all the material facts concerning the project have been disclosed to us. Kindly note that if any material facts is not disclosed and the same is found to be variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members, this offer stand cancelled.
3. We request your co-operation in providing any further information or documents that we may require time to time regarding the project.
4. The Builder/ promoter will construct building as per **approved sanction plan (Approved by Competent Authority) without any deviation** and adhering to all statutory norms like structural safety, construction quality, construction standard, equipments, timely completion of the project, work progress, Archaeology, Fire, Airport and environmental clearance and they will be responsible to adhere and implement and follow National Building code etc. and bank will be no way responsible for same.



রিটেল এসেট সেন্টার, নানক কমপ্লেক্স, নিচলা তল্লা, সেবক রোড, শিলিগুড়ী - 734001, পশ্চিম বঙ্গাল; ফোন : 0353-2523341, 2523342, 2523343
Retail Asset Centre, Nanak Complex, Lower Gr. Floor, Sevoke Road, Siliguri - 734001, West Bengal, Tel : 0353-2523341, 2523342, 2523343

5. Disbursement to be made as per builder demand schedule or link to technical progress report of construction as provided by bank's empanelled valuer, whichever is lower.

6. The said project has been appraised subject to submission of the following documents:

- a) **Obtain all standard documents applicable to the bank in case of under construction property including Registered Agreement for Sale, Original Money Receipt, Original Builder NOC, Original Tri-partite Agreement.**

7. Disbursement to be made on the project subject to availability and execution of following documents:

- a) **Sale Agreement / Agreement for Sale to be registered by the developer and landowner or POA holder of the land owner, as the case may be, in the name of purchaser prior to release of fund by the bank.**
- b) **NOC for permission to mortgage from the builder / developer in favour of IDBI Bank Ltd.**
- c) **Original Payment receipt (MMR).**
- d) **Specific documents related to builder and land owner allocation acceptance of the same from the land owner to be kept on record.**
- e) **Declaration cum Indemnity regarding no-third party claim from present owner in original**
- f) **Tripartite Agreement as per Banks Format in case of under construction flat.**
- g) **10% of loan amount to be on hold till final registration.**
- h) **Sale Agreement registry to be done in under construction cases.**
- i) **Upto date Tax receipt in the name of the present owner to be provided**

8. This provisional letter has been issued considering the legal clearance of the project. However, technical evaluation of the property and its construction in

